

Rockville Planning Commission
June 12, 2012
Rockville Community Center

1. **CALL TO ORDER AND ROLL CALL**– Vice Chair Vivian Cropper called the meeting to order at 7:00 p.m. The following members of the Rockville Planning Commission were present: Rob Snyder and Logan Hebner. Chair Sharon Hatfield was excused. Town Clerk Elaine Harris recorded the meeting.
2. **DECLARATION OF CONFLICTS OF INTEREST WITH AN AGENDA ITEM** – No conflicts were declared.
3. **PUBLIC COMMENT PERIOD** – There were no public comments.
4. **DISCUSSION AND POSSIBLE RECOMMENDATION TO THE TOWN COUNCIL FOR APPROVAL OF PROPOSED AMENDMENTS TO CHAPTER 10 OF THE LAND USE CODE – OFF-STREET PARKING REQUIREMENTS – ADDRESSED AS A RESULT OF INPUT FROM THE APRIL 12, 2012 PUBLIC HEARING** – Vice Chair Cropper noted that the proposed amendment regarding off-street parking was discussed at the April 12, 2012 public hearing. She explained that parking on state roads is permitted by law and by UDOT regulations. (See §41-6a-102(51), Utah Code Ann.) In response to the Town’s inquiry, UDOT representative Scott Snow stated that UDOT does not permit parking on roadways, but a roadway is only the portion between the white lines. The shoulder is not included in the parking restriction, so parking is permitted along the shoulder of SR9, which runs through Rockville.

The Commissioners discussed the possible impact of the State law on the Town’s proposed amendment, which would prohibit overnight parking along Rockville streets. Rob and Vice Chair Cropper agreed that the prohibition is most needed along SR9. Rob suggested tabling the item to allow the Commissioners time to consider the problem. The Commissioners discussed the proposed language of the amendment and possible modifications. Vice Chair Cropper agreed to contact Mr. Snow regarding camping restrictions along the road shoulder.

Rob Snyder **MOVED** to table the item until the next Planning Commission meeting to allow the Commissioners to consider the new information. Logan Hebner **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

5. **DISCUSSION AND POSSIBLE RECOMMENDATION TO THE TOWN COUNCIL FOR APPROVAL OF PROPOSED AMENDMENTS TO SECTION 7.27 OF THE LAND USE CODE – BEAUTIFICATION – ADDRESSED AS A RESULT OF INPUT FROM THE APRIL 10, 2012 PUBLIC HEARING** – Clerk Harris reported that Chair Hatfield has contacted the Fire Marshal regarding the proposed amendment, and they have scheduled a meeting to discuss it. The Commissioners discussed the language and possible clarifications. They want to ensure that yard art is not included in the regulation. Rob thinks neighbors will not complain about yard art, so the Town will never take action against residents with yard art.

Megan Honer-Orton expressed her support for the proposed amendment. She pointed out areas where junk is being stored in yards.

Rob Snyder **MOVED** to table the item until the next meeting to allow the Planning Commissioners to amend the language. Logan Hebner **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

6. **DISCUSSION AND POSSIBLE ACTION REGARDING EXCAVATION/GRADING ON THE SOUTH MESA WITHOUT A PERMIT, IDENTIFY POSSIBLE WAYS TO ADDRESS THE ONGOING PROBLEMS WITH THE UNRECOGNIZED SUBDIVISION LOCATED IN THE N/E QUARTER OF SECTION 13 IN ROCKVILLE, UTAH** – Rob identified where

excavation is taking place and Vice Chair Cropper outlined what has been done. Clerk Harris suggested contacting the property owners about the unauthorized grading. The Commissioners agreed, but think it may be difficult to identify who the present owners are. Rob pointed out that several of the properties on the Mesa are sold each year at the tax sale. He suggested asking the County to give the property to Rockville for conservation, since the property cannot be developed. Vice Chair Cropper will call the number on the "For Sale" sign located near the excavation to try to contact the owner.

7. **DISCUSSION REGARDING A POSSIBLE AMENDMENT IN SECTION 7.3 OF THE LAND USE CODE – SHORT TERM RESIDENTIAL RENTAL REGULATIONS – REGARDING THE MINIMUM CONSECUTIVE DAYS FOR A RENTAL** – Clerk Harris

indicated that Chair Hatfield identified another short-term rental in Town and suggested amending the Code to limit short-term rentals to a minimum of 60 consecutive days. Vice Chair Cropper noted that the Town had recently changed the requirement to 30 days, pursuant to State law. Logan suggested tabling the item to allow Chair Hatfield to voice her thoughts about the amendment.

Logan Hebner **MOVED** to table the issue. Rob Snyder **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

8. **APPROVAL OF THE MINUTES OF THE:**

- a. April 10, 2012 Public Hearing and Regular Meeting;
- b. May 08, 2012 Combined Work Meeting with the Town Council.

Rob Snyder **MOVED** to approve the minutes of the April 10, 2012 Public Hearing and Regular Meeting, as amended, and the May 08, 2012 Combined Work Meeting with the Town Council, as amended. Vivian Cropper **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

9. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS** – Clerk Harris reported that the squatters are still camping on the Johnson property, despite numerous police warnings. Chair Hatfield contacted the receiver, who confirmed that no one has been given permission to use the property. Logan noted that the squatters have had bonfire and tiki torches. They also have strings of lights powered by car batteries. The Fire Chief has warned the squatters about the fire hazard. According to the Police Department, they should be leaving soon. The squatters have started packing their things, but they are storing them in the garage. Logan asked if there was anything else the Town could do to facilitate the squatters' removal. Clerk Harris stated that all the Town can do is pressure the Springdale Police Department.

Vice Chair Cropper indicated that she has also seen squatters in other parts of town. Clerk Harris noted that there are nightly patrols being done by the Fire Chief to prevent campfires. He has posted numerous signs regarding illegal campfires. BLM has also posted signs regarding campfires.

In response to Vice Chair Cropper's question as to whether the Building Inspector does regular inspections on building permits that take a long time to complete, Clerk Harris stated he does

inspections whenever he is called upon to do so by the contractor. To date, the Building Inspector has not been providing a Certificate of Occupancy unless the owner requests it.

In response to Vice Chair Cropper's question as to whether the Building Inspector has been given an updated version of the Code each time it is amended, Clerk Harris responded he has a copy of the Code for anything that is relative to his position as Building Inspector.

Clerk Harris stated that building plans are reviewed by the Building Inspector prior to approval. He knows what has been approved and would notice if changes had been made. Vice Chair Cropper expressed her concern about extended construction periods.

10. **ADJOURNMENT**—Rob Snyder **MOVED** to adjourn. Logan Hebner **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

The Planning Commission Meeting adjourned at 8:00 p.m.

Minutes prepared by:

Teri Forbes, Owner
T Forbes Group

APPROVED:


Planning Commission Chair/Vice Chair